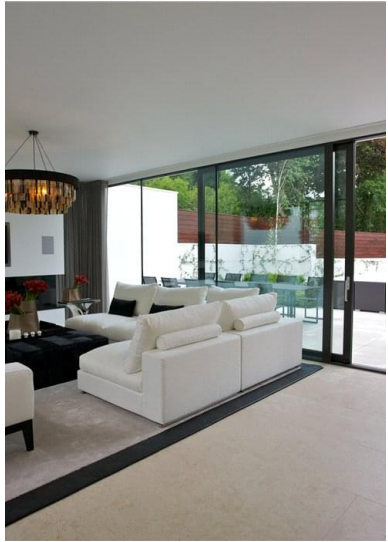


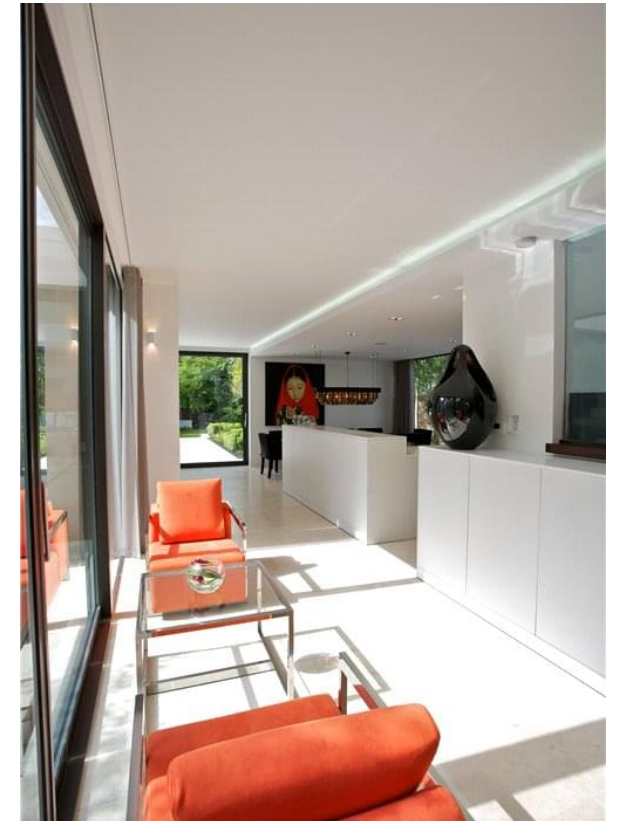


Amoula House, Kingston upon Thames **KT2**





Stunning
award
winning
house for sale
in Coombe



Amoula House, Coombe Hill **KT2**

A truly stunning and beautifully built seven bedroom detached house that has been finished to the highest standards, including a Bulthaup kitchen, underfloor heating, indoor pool, Lutron lighting and Sound system. There is ample off street parking behind electric gates. There is a private road levy charge currently set at £580 per year.

Please note that the photos were taken before the last tenancy.



Tenure: Freehold

Local authority: London Borough of Kingston upon Thames

Council tax band: H





Location

Coombe Hill Road is well located close to Kingston, Wimbledon, Richmond Park and central London via the A3. The area offers a wide range of sporting activities including seven golf courses between Coombe and Wimbledon and has great schooling nearby.

Decription

This superb house, by Q Developments, won Best Luxury House and Best Exterior Design at the What House 2012 awards and has been designed to maximize light and space with an abundance of glass and clever use of a large patio at the lower ground floor level with steps to the garden. There is an integrated sound system in the principal rooms.

The ground floor comprises an entrance hall, reception, family room, kitchen, dining room, cloakroom, two staff bedrooms and bathrooms with separate entrances and a secondary kitchen. This floor has a wonderful flow due to its open plan nature and has direct access on to the landscaped terrace and gardens.

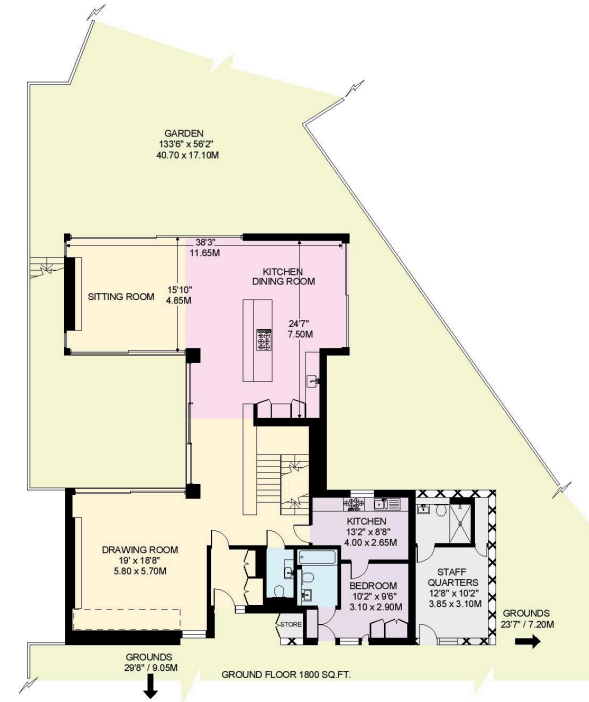
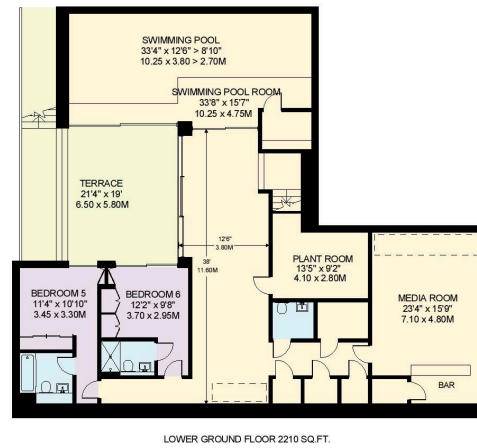
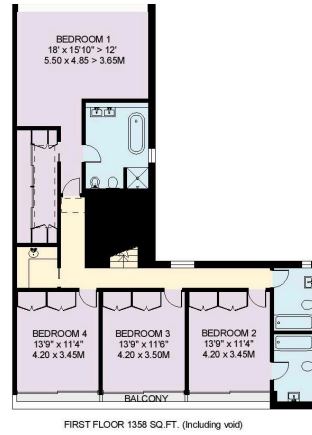
On the lower ground floor is the indoor pool with access to the patio, a sauna, a media room, a cloakroom, gym and two bedrooms and en suite bathrooms. On the first floor are an exceptional principal bedroom suite complete with a fully fitted dressing room, three further bedrooms and two further bathrooms (one en suite).



AMOULA HOUSE
 KINGSTON-UPON-THAMES
 APPROXIMATE INTERNAL FLOOR AREA
 5368 SQ.FT / 498.7 SQ.M. (including void)
 PLUS GARAGE AND STORE 215 SQ.FT. / 20 SQ.M.
 PLUS EXTERNAL POOL PLANT ROOM 198 SQ.FT. / 18.4 SQ.M. (not measured)
 TOTAL AREAS SHOWN ON PLAN 5781 SQ.FT. / 537.1 SQ.M.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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 Alex Philo
 020 3823 9250
alex.philo@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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